

## MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, September 15, 2016, 1:30 p.m., Conference Room 214, 2<sup>nd</sup> Floor, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Liz Bavitz, Melissa Dirr Gengler, Jim Hewitt, Jim Johnson, Jim McKee, and Greg Munn; (Tim Francis absent); Ed Zimmer, Stacy Groshong-Hageman, Rachel Jones, George Wesselhoft and Amy Huffman of the Planning Department.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Greg Munn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Munn requested a motion approving the minutes for the meeting of August 18, 2016. Motion for approval made by Hewitt, seconded by Johnson and carried 6-0: Bavitz, Gengler, Hewitt, Johnson, McKee, and Munn voting 'yes'; Francis absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission.

APPLICATION BY LYNN JOHNSON (PARKS & REC. DEPARTMENT) FOR DESIGNATION OF THE CHET AGER BUILDING ON ANTELOPE PARK TRIANGLE AS A LINCOLN LANDMARK.

SEPTEMBER 15, 2016

Members present: Bavitz, Gengler, Hewitt, Johnson, McKee, and Munn; Francis absent.

Hageman stated this location is at the end of B Street, east of 27<sup>th</sup> Street and south of the current zoo parking. The building was built during the Great Depression era under the New Deal program and served as a winter shelter for animals. The WPA employed people to construct the building, to quarry the limestone, and to run sawmills. The design is by Davis and Wilson of Lincoln. It has a prominent facade facing 27<sup>th</sup> Street and is setback generously with landscaping. It is symmetrical and has four circular, animal-themed medallions carved into the limestone. There is a skylight to allow light in. The whole center portion was built as an aviary with a corridor around it. There were smaller cages on the north and south and both interior and exterior cages on the east. After the building was constructed, there was quite a bit of time between the completion and when the zoo opened. Much of that time was spent acquiring the animals and getting donations. Today, the building is used as an indoor playground.

The current zoo expansion proposes a parking lot at the south corner of the Antelope Park "triangle." They would need access off of 27<sup>th</sup> Street, with a driveway passing in front of Ager Building, where there would be a small roundabout featuring the granite circle of the old Thompson Fountain at its center. The fountain was originally located at 11<sup>th</sup> and J Streets around 1904 and was moved to Antelope Park a decade later. In 1965, it was part of the zoo as Monkey Island. Zimmer noted the long connection of the fountain to this site.

Nicole Fleck-Tooze of Parks & Rec provided images to offer a sense of how the Zoo expansion connects with the Ager Building.

Jim Berg, BVH Architects, stated the only major change to the Ager Building site plan is the roundabout drive on the west side. The access drive will connect to 27<sup>th</sup> Street on the north and head to the new parking area to the south. For the most part, Ager will remain as-is on all sides but the east side (rear). On that side, a connection will be made back to the zoo, so there will be some renovation there. The intent is to restore some original elements as seen in early images, while being careful not to alter the roof and profile.

Zimmer said the zoo will lease the building from the City and use it for children's and other zoo functions. Berg said it has come back around since this will be a primary year-round facility, as it was in the past.

Nick Cusick, Zoo Volunteer, noted the additional trees shown in the plan. The zoo will work with Parks Department to find the right solution for the trees and for maintaining the facade. Berg said they are also sensitive to the look of the landscape and keeping the Thompson Fountain circle to a low profile.

McKee asked if functionally, the fountain ring will be a planter. Berg said yes. Fleck-Tooze noted the drive will be less visible from the street view than it is in the aerial depiction. Parks & Rec would maintain that area, along with the gardens to the north.

Johnson asked if there will be another entrance from A Street, noting that there could be too much traffic around the fountain otherwise. Berg said the primary access is on A Street where the current access to the Parks & Rec building is. Cusick added that it would be the primary access and they will work with City traffic engineers to keep people from driving around aimlessly from one lot to the other.

McKee asked if there would be signage or explanation of the Thompson Fountain.

Lynn Johnson, Director of Parks and Recreation Department, stated there will be. McKee said it loses its identity without the sign. Zimmer added that there are good postcard images of the original locations. The sign could be located inside the building since it would be unwise to place in the roundabout.

Gengler complimented the write-up on this project. The discussion about the future potential design review includes the retention of the open green space in front of the building. The nomination also talks about the significance of the interior space. It seems that they may not have been identified for retention. She asked for more information about the design of the roundabout and the retention of the lawn and interior space.

Zimmer said it is seldom that interior spaces are designated in the Landmark process. It will remain a Parks Building but will be used by the zoo. The Commission essentially reviews visible exterior features. Little of the original interior remains in this case but characteristics like the light and brightness are very desirable.

McKee asked if there will be any attempts to bring back the Herminghaus landscape design. Gengler agreed that was along the lines of her questioning.

Zimmer noted the early pictures do not show this treatment, but later postcards show some variation of low, geometric hedges. He said they did not write the Herminghaus design into the guidelines as it does not exist and probably could not be replicated or maintained, but he emphasized to Parks Dept. that the lawn west of the building was an essential part of the public viewing of the building and its design should support, not interfere, with that experience. Lynn Johnson of Parks agreed that the proposed north-south drive would need to be treated as a landscape feature, not as mere driveway, and offered the idea of using the granite ring of Thompson Fountain as the key enhancement. The plan should look deliberate since it cannot be hidden.

Munn asked for clarification if the period of significance is 1936-1938 and if the gardens were later than that. Zimmer said the nomination focuses on the significance of the WPA as it relates to this building, which is the most important WPA building in Lincoln. Sunken Garden was a City work-relief project of 1930 that preceded the New Deal, and the clubhouse at the Pioneers Park golf course was a WPA effort, but is not nearly as visible to the public.

Hewitt stated that after reading the materials, he wondered how designating this building as a Landmark would move the entire Zoo project forward. Lynn Johnson said that the City wants to make sure there is guidance in the ongoing care and maintenance of the building. Hewitt said this is not a stepping stone for the project, as a whole, but it is nice to have the protection. Johnson agreed. They spent almost 18 months with the Zoo Advisory Board and they were very concerned about the long-term care of this building. Zimmer added it is not a matter of fearing what the zoo will do; they want the Landmark designation for the same reasons, since it is so visible. This is one of the many steps in the process of the zoo expansion. The Landmark indicates this is a long-term piece of the project. The Comprehensive Plan also encourages this. The Muni Building is a close parallel.

Munn stated for full disclosure that he is an employee of BVH Architects, which is working on

the Zoo expansion, and so he will not vote. This is the designation of the building alone. The site, overall, is more of an update on what it may become so they are not necessarily tied together. Zimmer said that is true except for the area from the facade of the building to the 27<sup>th</sup> St. sidewalk, which is included. The legal description includes an entire huge irregular tract. We described this area roughly by metes and bounds all the way up to the right-of-way.

Cusick said they understand the significance of the building and want to be sensitive to the architecture. The roundabout drive is more critical when it comes to traffic engineering. If this body is adamantly opposed to the idea, then they are back to a single access point off of A Street. The front lawn is more critical in their schedule because it will dictate how they treat the lot and traffic flow.

Action:

Motion for approval made by Gengler, seconded by Johnson and carried 5-0: Bavitz, Gengler, Hewitt, Johnson, and McKee voting 'yes'; Munn abstaining; Francis absent.

CERTIFICATE OF APPROPRIATENESS FOR A SIDEWALK CAFÉ AT MCFARLAND'S PUB,  
710 P STREET, IN THE HAYMARKET LANDMARK DISTRICT. SEPTEMBER 15, 2016

Members present: Bavitz, Gengler, Hewitt, Johnson, McKee, and Munn; Francis absent.

Kevin Clark, Clark Architects, stated 710 P Street was the original Lazlo's and is still owned by Telesis and leased to McFarland's who would now like to add an outdoor dining area. Eric Schafer, the building owner, is also on hand to answer questions. This area has a good history of, and is one of the original areas with outdoor dining. This request is minor as far as seating number, but will accentuate the property. The dimensions from east to west play off the property lines. From north to south, the area leaves six feet from the parking meters in front. In terms of the spacing with the rest of the block, there is a PIV valve standpipe in the middle of the sidewalk along the Lazlo's sidewalk café, and a planter at the corner. The PIV is approximately 3'8" off the railing and that is the tightest restriction.

McKee asked if the screening would be the same as Lazlo's. Clark said the railing design does not match. It was developed by the owner and though it is complementary, he wanted to maintain a separate identity.

McKee noted the distance between the curb and the screening looks minimal for pedestrian traffic. Zimmer said there is more space than it looks like on the image provided. Clark said the meters are 18 inches off of the curb and the new railings would be another six feet back from the meters.

Bavitz asked if they plan to change the surface. Clark responded that there is a slope so the

owner is deciding on the expense. If they do change the surface, it will be similar to that of Lazlo's with a liner curb. There would not be a change in color or texture. The Lazlo's railing would also be modified to allow entrance to their bar.

Munn said he likes the simple railing design and stated it would only detract minimally from the building.

McKee asked if the solid panels will be blank. Clark said they like the idea of having planters that go down to the ground so that is how the visual of the panel is created. The rest of the railing is a simple, square tube, steel frame. They also propose a menu panel at the edge of the railing.

Gengler asked if that board would be a blackboard or permanent signage. Clark said there is enough slope that the sandwich board sign they put out blows over. The thought was to get something more permanent. McKee asked if it will be illuminated and noted that if it is true signage, it should come before this body. Clark said they have not proposed that. He also informed the owners that true signage would have to go through the permit process.

Munn asked if the railing is three feet tall. Clark said that is correct.

Gengler disclosed that she has several projects with Mr. Schafer and Mr. Clark, but no direct involvement with this project. Zimmer said he advised her disclose that information, but that her association on other projects is not enough to create a conflict of interest.

Action:

Motion for approval made by Bavitz, seconded by Johnson and carried 6-0: Bavitz, Gengler, Hewitt, Johnson, McKee, and Munn voting 'yes'; Francis absent.

Clark asked Commissioners their thoughts on the concept of the planters and if they are comfortable with them coming down to the ground. McKee had no objections. Munn indicated that the modern look that differentiates them from the architecture is a good thing.

CHANGE OF ZONE NO. 16027 TO REMOVE THE ZONING OVERLAY FROM THAT PORTION OF THE BRYAN MEDICAL CENTER WEST CAMPUS, FORMERLY OCCUPIED BY THE SOPHY TEETERS NURSES HOME, 1650 LAKE STREET. SEPTEMBER 15, 2016

Members present: Bavitz, Gengler, Hewitt, Johnson, McKee, and Munn; Francis absent.

Zimmer stated this is related to the demolition of the Sophy Teeters Nurses home. Recently, the site plan for Bryan was adjusted by Special Permit to reflect the demolition of the building. We asked them to apply for the removal of this designation so the modern memorial garden

would not be required to come through the historic review process. This has to be done by a Change of Zone since it is a zoning overlay. It is primarily an administrative clean-up. McKee asked if a motion to remove the item was necessary. Zimmer said it would be appropriate to move in favor of the Change of Zone.

Hewitt noted that he originally declared a conflict of interest because he is emeritus trustee of the Bryan Foundation. He will do so again today.

Action:

Motion for approval made by McKee, seconded by Gengler and carried 5-0: Bavitz, Gengler, Johnson, McKee, and Munn voting 'yes'; Hewitt abstaining; Francis absent.

Zimmer mentioned the applicant for this is Bryan.

McKee asked what happened to the Bryan statue that was approved. Hewitt said it was removed while they were working on the emergency room but it has been brought back. Zimmer said they asked Commissioners how they felt about it being moved but had not proposed a solution. They chose not to pursue a different location.

FARMHOUSE FRATERNITY EXPANSION AND RECONSTRUCTION  
ADJACENT TO EAST CAMPUS NEIGHBORHOOD LANDMARK DISTRICT.      SEPTEMBER 15, 2016

Members present: Bavitz, Gengler, Hewitt, Johnson, McKee and Munn; Francis absent.

Zimmer said this proposal is for the Farm House Fraternity adjacent to the East Campus Neighborhood Landmark District. It involves the demolition of one house within the district. The purpose of today's discussion is to advise Planning Commission regarding the Special Permit. That permit is proposed to include the condition that the design come back to this Commission since it is only conceptual at this time. The applicant has agreed to that condition.

McKee noted that the role of HPC today is advisory.

Jeffrey S. Monzu, architect with Leo A. Daly, said the goal is to replace the current facility. The application includes the request to allow the number of members living in the proposed 32,000 square foot house to increase from 80 to 88, with a house monitor. An increase in parking is included.

They have applied for the changes to make sure the project can move ahead as currently envisioned. At this point in the design process, images are conceptual. Last spring and throughout the summer, they met with the neighborhood board to address concerns. A large neighborhood meeting was held to make sure that if they went forward, there would be

general support for the direction they are heading with the design. A final design will be presented, but for now, they needed to make sure the project can even continue.

McKee asked if the neighborhood viewed the new ideas favorably. Monzu said the concerns came down to size, membership, and the image of Idylwild Drive. They first requested capacity for 92 students but compromised down to 88, which is more than allowed now. Gengler asked how that compares to actual numbers living in the house. Monzu said 80 students live in the house now. The intent is to create more group living with improved amenities.

Monzu said Farm House owns the house next door. Demolition of that house will allow an increase in parking and proper screening. The footprint of the new building is not much larger than that of the existing structure. An original idea relocated the building to the east end. This was changed back to the west end because the neighbors want the new house to stay where it is currently located.

Hewitt pointed out that along Greek Row on City campus, they are having a hard time keeping their houses full. He asked if Farm House will be able to keep their membership and people in the house. Monzu said yes. Part of their model is to keep upperclassmen in the house as role models. Interest is still strong and they have not seen a decline in membership.

Monzu said the new house is more square and fronts slightly more to Apple Street. The parking is wrapped around the back where members will have entry access to the house. The main entry will still be aligned with Idylwild. There will be a significant buffer zone of land and trees around the perimeter and along the west side.

Gengler asked if the house proposed for removal is considered contributing to the East Campus District. Zimmer said it is considered contributing and is located at the edge of the district. Monzu said it is a 1-story bungalow frame house. There are a number of similar homes along Apple Street. It does not compare with the historical homes along 37<sup>th</sup> and 38<sup>th</sup> Streets. Zimmer indicated it is not a focal point.

Monzu went on to say that there are two apartment buildings to the west. The proposed frat house will be similar in height. The lowest level will be slightly sub-grade. The intent is to create a more residential look. They are studying the motifs, gabled roofs and dormers. The mass of the new structure is also similar to the old. In terms of parking, they are required to provide parking for 75% of capacity. Not every member owns a vehicle. Most of the parking will be off-street.

McKee asked how the East Campus Community Organization (ECCO) views this project.

Paul Johnson, President of the ECCO Board, stated the project was initially presented two years ago and it went over badly at that time. That was when the building was proposed on the east

and included leaving the old building in place during construction. There were huge concerns about parking for the students as well as construction equipment. Last spring, they came back with the reboot. The proposed house has been moved back to the original location. The advantage of having more off-street parking stalls offsets the loss of the one house. They were shocked at how few questions and concerns there were to this proposal. Overall, there has been lots of communication with the neighborhood. Based on what has been shown so far, the neighborhood is generally fine with the plans.

Gengler wondered if the neighborhood had suggested a more residential-feeling building. P. Johnson said the original concept was a modern block building that did not fit at all. Monzu said effort is being made now to incorporate the gables, etc., and to break up the front face to make it more modular. There is a desire to have something appropriate for the neighborhood. It is a new facility so it is not being designed to look old.

P. Johnson said the position of the front doors towards the end if Idylwild will create a nice focal point and it is an improvement over the driveway that was part of the old concept.

Monzu added that they are meeting with the Farm House building group so there will be updated images available soon.

Zimmer said that the Planning Staff recommendation on the Special Permit would be that it be approved with the inclusion of the condition that the building design will come back to HPC. The applicant agrees with it because they need to know if they can progress with the design. This body can advise based on the fact that it has seen the site arrangement and heard from the applicant and neighbors.

Munn asked if the building is currently designed to meet the height limits. Monzu said they are at the height limit right now.

Bavitz asked if anything needs to be done today related to the demolition of the house. Zimmer said that will come later, though it is an element of this package. As a body, you can signal now how you might deal with that aspect since this preliminary site plan does incorporate the loss of that house.

Gengler asked for more information about the general timeline of the project. Monzu said the intent is to go through the permitting process so that they can start work as soon as school is out. Zimmer said the Special Permit appears before Planning Commission on September 28<sup>th</sup> and is Final Action, unless appealed. That is why it is here today. It is understandable where they are in the design, but asking you to offer a full blessing when it is not designed yet is a step too far.



Chair Munn noted that there has not been much discussion today about the removal of the house. He wondered what would happen if the house stayed.

P. Johnson said that currently, there are 54 stalls and 80 residents. With this proposed plan, there would be 79 stalls with 88 residents, plus the house monitor. That lot would allow a wide space on the east side for green space and landscaping buffer. Munn noted that if the house stayed, there would likely be parking right up to the line, and not as many spots. Monzu and P. Johnson agreed.

Gengler asked if the house is occupied. Monzu said it is owned by Farm House and is rented out. It is occupied. P. Johnson added Farm House has owned the house for several years.

Zimmer said that HPC faced similar questions with the AGR expansion. Those were better houses, and all of that project was under the district.

P. Johnson said the owners of the adjoining house participated in the working groups.

ACTION:

Munn clarified that this action is to make a recommendation on the Special Permit.

Johnson moved to recommend approval of the Special Permit for the Farm House Fraternity expansion and reconstruction with the Condition that the final design be reviewed by HPC; seconded by Gengler. Motion carried, 6-0: Bavitz, Gengler, Hewitt, Johnson, McKee, and Munn voting 'yes'; Francis absent.

BARBARA PHALEN CARPORT, WOODSSHIRE

SEPTEMBER 15, 2016

Members present: Bavitz, Gengler, Hewitt, Johnson, McKee and Munn; Francis absent.

Barbara Phalen stated her property has no back yard. There is to the east is not ideal for parking because it is blazing hot in the summer and filled with snow in the winter. Her intent was to build a cover to use the area as a patio in the summer and to park her car under it in the winter. She had originally made a deal with Window World to build what they called a "carport". That plan was found to be inconsistent with the character of the neighborhood. She spoke with the neighbor who would have a view of the area. The design she has presented today has more of a pergola look. It would add value to the home and could be covered for use as a patio and protection for her vehicle.

Gengler asked if the plan includes a cover. Phalen said yes, it could be a temporary awning to keep snow off in the winter and provide shade in summer.

McKee asked if there was a final design. Phalen said she has a concept, but her problem came with paying someone to design it without knowing what would be allowed. Munn said that Commissioners are not voting on this today, but are just providing direction.

Zimmer said this requires a special permit because of the attached structure that goes into the back yard. This body was deadlocked in a 3-3 vote when the first design was presented, so the motion failed. Ms. Phalen chose to postpone taking that design to Planning Commission to see if she could come up with a design more suitable to the neighborhood. This still waiting for Special Permit action.

Phalen asked if it would make a difference if the structure were not attached to the home. Zimmer responded that in zoning terms, it would not help. If she had more space, she would be able to add as she wished. This is an irregularly shaped lot with the very tight turn into the garage. Phalen said the house to the south is very close and has something like an enclosed patio with standard posts. The garbage cans and lawn equipment are visible.

Gengler asked if she was looking for guidance to take to a designer. She wondered if the job of Commissioners was to give guidance on appropriate design standards because of the district. She is unclear about how visible this would be from the street. She noted that there is a difference between finding the design consisted with the house, versus with the entire neighborhood. Zimmer responded that it is here because this is a National Register district. There are a number of other ranch houses, often on corners, in the neighborhood. On one, there is a garage that comes forward off the corner, which is an awkward layout, but it works. He thinks consistency with the house should come first, then the neighborhood.

Gengler thought the pergola is pretty, but is not usually with a ranch style home. Phalen said that idea was to appease the neighbor, who did not like the carport. She is trying to compromise.

Zimmer said there is not much separation so that neighbor is impacted. Phalen said the neighbor to the south is closer. Gengler said it really won't be that visible from the right-of-way.

Phalen added that if she could get what she wanted, it would leave the garage door in place even though she does not park there. It would create a pleasant space. Zimmer said the drive is long enough that a covered area could be set well back.

Gengler said with the pergola style, it would be better to go with a permanent cover as opposed to a temporary one.

Phalen wondered if she could get Commissioners to agree on a design.

Gengler said it is her opinion that a carport is more appropriate for the house, given the setback. The impact is relatively minimal and not completely out of character. It will most likely blend and not be that visible from public rights-of-way.

McKee said he would smile on something that did not look like a shed or something tacked on.

Munn said he liked the pergola and he could see it as being appropriate, overall.

Phalen asked if the main difference between the original carport and the pergola is the material of the roof, specifically that it not be metal, and that it would not be as offensive to the neighbor. Zimmer said the pergola also has more of a garden character.

McKee asked if the neighbor to the east is an architect. Phalen said yes. McKee noted that structure will be most visible to him. Phalen said they are friends, so it is not a big issue. They offered to design something that might fit, but she does not want to impose that on him.

Munn said he thinks Phalen is on the right track. Johnson and McKee agreed.

Munn said consideration of the material is important. Phalen said she could go to a pergola store and ask them to design something appropriate.

Michael Bradford, friend of Phalen, asked if a design similar to the concept shown today would be likely to be seen as appropriate. Based on the positive response of Commissioners, Zimmer said it would likely gain a majority vote from this body, and Planning Commission would probably agree with their finding. Zimmer advised that they keep it close to a pergola in design.

[Bavitz and Gengler exited the meeting at 3:00]

CERTIFICATE OF APPROPRIATENESS FOR WORK AT 151 N. 8<sup>TH</sup> STREET (FORMER SALVATION ARMY BUILDING), IN THE HAYMARKET LANDMARK DISTRICT. SEPTEMBER 15, 2016

Members present: Bavitz, Gengler, Hewitt, Johnson, McKee and Munn; Bavitz, Francis and Gengler absent.

Wally Steil, CBS Signs, stated this request is for a 3' x 20' marquee sign for Ichiban Sichuan using the same kickback attachment, and an additional projection sign. Both signs meet City codes and have been approved by the landlord, as long as the projecting sign is on the south end of the east elevation. The design includes reverse-channel letters with an LED border and will have a neon-look. One change to the design is that the logo is not push-through; it is non-illuminated, dimensional lettering. The other sign is reverse-lit, providing a halo-lit letter, similar to The Oven.

McKee said it is a long sign to read in a short time. Zimmer said he wondered about the push through of the logo in the center. That is now flat-dimensional. Most of the vertical arrangement signs arrange the letters vertically. Steil said to lay it out and keep it within the size constraints, this was the best layout. McKee said he is not commenting on the design, just that the sign is awkwardly long.

Zimmer indicated this might be an “either-or” situation, in terms of the two signs..

McKee asked who the other sign is aimed to reach. Steil said the patio has the marquee sign. The owner wanted it to serve as a marker of the entrance. The other sign is intended to reach higher traffic flow within the Haymarket. The previous owner was concerned he was not attracting foot traffic. McKee said this could be overkill.

Munn said the current sign is not effective. Steil said the current owner indicated that. McKee said he would not disagree with that; this proposal is better. His question is, are both needed? Steil said the argument is that the marquee will help with the directional traffic. The projection could be overkill, but the owner wanted the additional signage to help reach out to additional traffic. Both signs are nice looking.

Munn mentioned locations like Buzzard Billy's, who have the signage under the canopy to tell customers where the door is. Steil mentioned signs such as Lazlo's that are essentially the same, but not the size proposed today. Zimmer said both signs are types that have been approved, just not two at a single location. McKee said both signs are attractive, he just hates to see a building covered with signs.

Munn said from a certain angle, they would actually cross each other. Steil said they are trying to reach people from the north and the more concentrated area of restaurants.

McKee suggested the vertical sign could have three faces to get exposure from all angles. Steil said the owner would probably be receptive to that idea. He believes the intent of the owner is so have something marking the entrance. McKee said Commissioners have approved signs under the awning. Steil said an 8 foot clearance is needed. He did one for Brewsky's, so this would probably be similar. The owners want to open in four weeks. McKee said approving two signs for the location would set a precedent.

#### ACTION:

McKee moved approval of the vertical sign and would find an under-awning sign favorable; seconded by Johnson.

Hewitt stated the situation will need to be amended since the proposal is for both signs. That motion would be to amend the original presentation to go with the vertical sign. McKee said he is willing to approve the one. Zimmer stated the signs could be split to deal with one at a time.

Munn said there is already a sign on the canopy. The lighted, blade sign would be more effective, but that also means damage to the building that has never had a sign before. McKee said that probably isn't a big problem because it could be fastened in the mortar.

McKee said he will not withdraw his motion since there is already a sign there. It seems like no material effect. Zimmer said this body must consider the totality of the application. The applicant is asking for two signs, so they can say whether they are appropriate to the district. If the applicant were only proposing the marquee sign, which would only be a name change, that would be different.

McKee said he will stay with his motion. Zimmer asked if that would include the denial of the other sign, but not discouraging the applicant from returning. McKee agreed that was included in his motion. Looking at an under-awning drop-down sign would probably be seen favorably, though that is not before this body today. Johnson said he is still willing to second the motion.

Motion carried 4-0: Hewitt, Johnson, McKee and Munn voting 'yes'; Bavitz, Gengler, and Francis absent.

Steil asked for clarification whether they would have to come back if the owner would prefer the marquee since only vertical sign is approved today. Zimmer said yes.

APPLICATION OF KELLY LANGER TO DESIGNATE THE JOHN CORDNER HOUSE AT 325 S. 55<sup>TH</sup> STREET AS A LINCOLN LANDMARK, AND TO RECOMMEND APPROVAL OF A SPECIAL PERMIT FOR HISTORIC PRESERVATION FOR THE CORDNER HOUSE AND SITE.      SEPTEMBER 15, 2016

Members present: Bavitz, Gengler, Hewitt, Johnson, McKee and Munn; Bavitz, Francis and Gengler absent.

Zimmer said this is not yet ready for action and more information will be provided at the next meeting. The house dates from around 1900 and stands at the end of the small cul-de-sac on 55<sup>th</sup> Street on an acre and a quarter lot. The area originally consisted of 10-acre lots, though the Cordner property was only 5-acres. There were around 8, 10-acre lots between 48<sup>th</sup> to 56<sup>th</sup> Streets, L to O Streets. Mr. Cordner was an architect who came to Lincoln in 1890. His wife purchased the 5 acres in 1895. It is a very unusual house on an increasingly unusual lot. Cordner's resume includes the Mark Woods House at Sheridan and South, County Poor Farm, and the old Bennett Hotel at 7<sup>th</sup> & P in Haymarket (now Lazlo's). Cordner was probably most successful when he was partnered with A.W. Woods between 1907 and 1912. He was in Lincoln until the 1930s and died in California in 1939. His family owned the land for decades; the

Langers are the current and third owner. In the 1950s, the south 5 acres was developed. The entire border was developed into small ranch houses. The house was unoccupied and on the market for several years.

McKee noticed the entrance is a peculiar design for an architect. He wondered if the intention was ever to have an entire porch along the east. Zimmer said there is no sign that was the case. The house is filled with many wonderful, tiny details and beautifully crafted elements, most of which still retains, including a brick bay to the north, two parlors with intricate dividers, and a small upstairs kitchen. It is not fancy, but still has some character.

The new owner is a house builder who would like to renovate this home for his own residence. In order to do that, he and his crew would like to get the special permit to build a small village of cottage houses on an acre of ground. His intent is for those to be owner-occupied. Langer has been building these small houses in other locations. The site plans show narrow lots with what has the appearance of free-standing row houses. There would be five to the west and three to the east. His own house would stay on a quarter of the land. There would be a small circle turnaround. He is working with architect Gil Peace on the designs.

McKee noticed the principle facades are mostly double garages. Zimmer said they all have prominent garages with nice doors. They are two stories with double garages and parking in front. The entrances are tucked to the side. These plans are far from ready for action, but suggestions would be taken at this stage.

McKee said this is probably the only way to save this house. Zimmer said if the house were to go, a similar number of new homes or duplexes could be built, but in this case, we have someone who wants to build and live there.

Hewitt said he fought this issue on the two houses on 13<sup>th</sup> Street. This is not an architectural preservation commission. It is not historically significant enough or sufficient that the first owner was an architect. When the time comes, he will not vote in favor since this lacks other historical significance. Zimmer said he appreciates that viewpoint and better articulating the historical relevance gives him something to shoot for.

Zimmer said this must have been an interesting location to live, being so far east of town. Not much was built in the area within 20 years of it. McKee said this has an unusual appearance in the way it incorporates different architectural elements all around. Zimmer said an architect's own house becomes more meaningful because it is like a self-portrait. Corder did a fair amount of work and sometimes he served as the County Architect.

Hewitt said the Woods House is a good example because Woods was significant in the development of the city. In contrast, the Chapin Building at 14<sup>th</sup> and O Streets is undistinguished.

Zimmer said that if Mr. Langer gets his work done, we will bring this forward with additional information. He is a builder and knows what he is getting into. He also worked on the tiny church next to Runza on 40<sup>th</sup> and A Streets.

Hewitt said he was pleased to see the NeighborWorks project move forward at 9<sup>th</sup> and D Streets.

Zimmer said there could be a joint meeting with Urban Design Committee next month on the HUDL courtyard, and some Telegraph District information.

There being no further business, the meeting was adjourned at 3:36 p.m.

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